



Apartment 4, Anglia Court  
5 Ronton Road | Cromer | Norfolk | NR27 9AR

**FINE & COUNTRY**

# BESIDE THE SEASIDE



“What a view! This fabulous coastal apartment offers a spectacular view of the sea and the famous Cromer pier. With the coastal panorama changing daily, you’ll never get tired of the outlook here, and there’s always something new to see. But while the beautiful view is the star of the show, this apartment has so much more to offer, with bright and well-proportioned rooms, period features and a recently redecorated finish.”



# KEY FEATURES

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- A Fantastic Second Floor Apartment facing the Seafront with Views of Cromer Pier
- Two Bedrooms; Two Bath/Shower Rooms
- The Principal Bedroom benefits from an En-Suite and a Balcony
- Kitchen/Breakfast Room
- Open Plan Living/Dining Room
- Lift Access and Private Parking
- The Accommodation extends to 1,151sq.ft
- Energy Rating: B

What do you think of when Cromer comes to mind? Beach walks, ice cream, fish and chips, swimming, the pier, surfing? When you call this apartment home, you'll have all these things a stone's throw from your front door, and many more besides. One of a handful of homes in an elegant period building on the seafront, you couldn't ask for a better location from which to enjoy your seaside dream.

## A Rare Opportunity

The apartment forms part of a building thought to date back to around 1890. It was built when tourism was booming, thanks to the arrival of the railways, and was originally planned as smart seafront townhouses, but ended up opening as a hotel. The hotel closed in the early part of this century and planning permission was granted to develop the property into luxury accommodation. The owner was already living in Cromer at the time and as she saw the conversion taking place, she knew she wanted to call it home and snapped up this apartment. And what a home it is! With excellent proportions, period features and a layout that makes the most of the setting, this is a place that's both welcoming and impressive.

## Elegant And Roomy

The kitchen is also a really good size, with space for a breakfast table. Having a spacious kitchen is something that was important to the owner and was one of the reasons she chose this apartment, rather than some of the others.





# KEY FEATURES

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## Views To Admire

There is a stunning bright double reception room at the front of the property, the lovely bay window framing the spectacular view from the sitting room. It's hard to tear your eyes away and you'll find you're naturally drawn to the window to sit and take it all in. There's a separate dining area, so you have an effortless, open feel, and you don't feel as though your dining room is a squeeze – plenty of room for everything here! A balcony runs along the front of the apartment.

The spacious central hallway offers access to all the rooms. There are two generous double bedrooms, one tucked away at the rear of the apartment and one at the front with a sea view. One bedroom is en-suite and the other adjoins the family bathroom. Both are bright and attractive.

## Sea And Sky

The view changes daily, with ships going by, different events and everything from glorious blue skies to dramatic storms. All are well worth a watch! The owner has admired the carnival and fireworks, seen the Red Arrows flying over on several occasions, watched yacht and speedboat racing and more. From here, you just cross the road and you're right on the seafront – stroll down to the promenade, sit in the gardens, walk up to the lighthouse or down the pier, across to East and West Runton, play a round of golf – it's all right here. The nice thing about Cromer is that whilst it's a popular holiday destination and you can take advantage of all the things that draw people here, you also have a year-round community, with shops, schools, clubs and events, so if you're moving into the area, you can get to know people and put down roots.





















# INFORMATION

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## On The Doorstep

With its cliff-top setting, Cromer is a Victorian family seaside town famous for its succulent Cromer Crabs and local seafood restaurants. It has long sandy 'blue flag' beaches, landscaped cliff-top gardens, Victorian style promenades, boating lake, putting and bowling greens and a pier with the Pavilion Theatre at the end. The medieval church of St Peter and St Paul in the centre of the town is a symbol of early prosperity with its tower being used as a lighthouse until 1719 when the first lighthouse was built. Cromer has a good range of shops, a cinema, railway station with trains to Norwich, doctors and dental surgeries and schools catering for children of all ages. For leisure enthusiasts there are tennis and cricketer facilities, golf at the Royal Cromer Golf Club and the ever popular award winning beaches of North and North West Norfolk.

## How Far Is It To?

The seaside resort of Cromer is located on the North Norfolk coast approximately 21 miles north of the cathedral city of Norwich, which has all the facilities you would expect from a county town including main line railway station to London Liverpool Street and international airport. Sheringham is approximately 4 miles to the west and the Georgian town of Holt 10 miles to the south west. There are several National Trust properties in the area, namely Felbrigg 2 miles to the south, Sheringham Park 4 miles east and Blickling Hall 13 miles to the south.

## Directions

Leave Norwich on the A140 Cromer road. Upon reaching the coast proceed down Norwich Road into the market town of Cromer. The road bears to the left and becomes Norwich Road/A149. Merge onto Prince of Wales Road/A149 and follow the road around to the left, which becomes Runtun Road and the apartment building will be found on your left hand side.

## Services, District Council and Tenure

Gas Central Heating, Mains Water, Mains Drainage

Broadband Available - Fibre to Cabinet

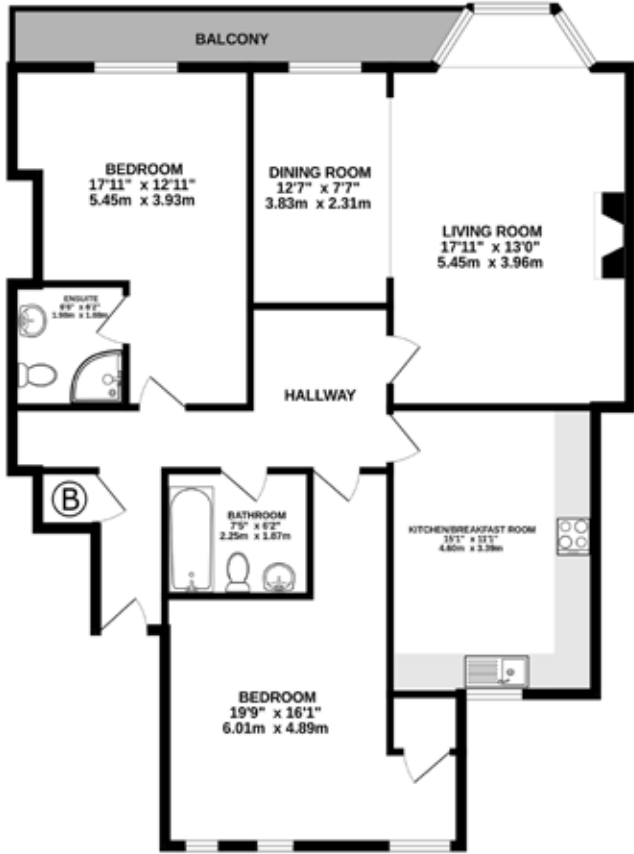
Mobile Phone Reception - varies depending on network provider

Please see [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk) - for Broadband/Mobile availability

North Norfolk District Council - Council Tax Band C

Leasehold - 999 Years from 01 Jan 2013

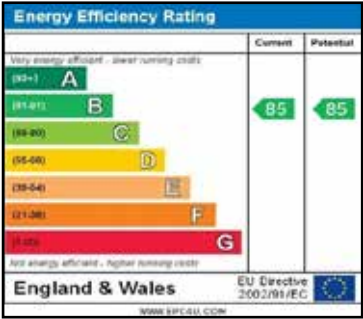
GROUND FLOOR  
1151 sq.ft. (106.9 sq.m.) approx.



TOTAL FLOOR AREA: 1151 sq.ft. (106.9 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metaphor 10/20



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.





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